

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JANUARY 22, 2008, 7:30 P.M.
MUNSTER TOWN HALL**

Call meeting to order - The meeting was called to order at 7:45 p.m. by Mr. Friedman, Chairman of the Plan Commission.

<u>Roll call</u> -	<u>Members present:</u> Michael J. Mellon William F. Baker Stuart J. Friedman John Edington David B. Nellans Jill A. Hasiak	<u>Members absent:</u> Roland R. Raffin	<u>Staff present:</u> Steve Kennedy James Mandon
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Election of Officers – Mr. Friedman asked for nominations for Chairman. Mr. Mellon nominated Mr. Baker. Mr. Friedman asked if there were any other nominations, and there were not. Mr. Friedman asked for nominations for Vice Chairman. Mr. Nellans nominated Mrs. Hasiak. Mr. Friedman asked if there were any other nominations, and there were not. Mr. Friedman then passed the gavel to Mr. Baker to chair the remainder of the meeting.

Approval of Minutes – Mr. Baker pointed out a mistake under adjournment. Mrs. Hasiak made a motion to approve the minutes of the December 18 meeting, as amended. The motion was seconded by Mr. Nellans, and then approved by unanimous vote of the members present.

Preliminary Hearings –

Petition 08-001 – Mr. Torrenga representing Community Resources explained the details of a 16 Lot Subdivision along South Columbia Avenue. He said they have started demolition of the old Nike site, and have found no contamination. He said they would remove concrete to a depth of 15' below grade, level and fill with the low areas with sand. Mr. Nellans asked about the need to develop a park for the area residents. Mr. Torrenga said acreage has been set aside, but the Park Board would have to agree to take over the property and develop the site. Mr. Torrenga said that up to this point the Board has not favored small neighborhood parks. Mrs. Hasiak asked how many lots were in Phase I, to which Mr. Torrenga said approximately 150. Mr. Mandon asked if the fence/wall to be placed along Columbia in phase I would continue along the dedicated park property, to which Mr. Torrenga said he did not know. Mr. Baker observed that lots 4 and 5 looked out of proportion with the rest of the subdivision. Mr. Torrenga explained that these lots were laid out before the Nike site was included, and that not much could be done to change lot size or shape. Mr. Friedman made a motion to move this petition to public hearing at the next meeting. The motion was seconded by Mrs. Hasiak, and then approved by a 5 to 0 vote, with Mr. Mellon abstaining. (Mr. Mellon recently purchased a lot in Phase 1).

Public Hearings –

Petition 07-013 – Mr. Mandon explained the changes made as a result of the discussion at the previous meeting in the current draft amendment to Chapter 26 Land Development adding requirements for landscaping. Mr. Mandon said he had not re-typed the draft to reflect the changes since the public hearing might produce further amendments. Mr. Baker opened the public hearing. Since there were no members of the public wishing to speak, the public hearing

was closed. Mr. Mandon said he would make the changes and email the draft to all members for their review. Mr. Mellon made a motion to send a favorable recommendation to approve this petition to the Town Council. The motion was seconded by Mr. Friedman, and then approved by unanimous vote of the members present.

Adjournment - The meeting was adjourned by Mr. Friedman at approximately 8:40 p.m.

Stuart J. Friedman, Chairman, Munster Plan Commission

Date